

Minutes of the regular meeting and public hearing of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 10<sup>th</sup> day of March, 2016 at 6:00 pm at the Smithsonian Fire Department Building, 1777 N. Meadowlark Drive, Apple Valley, Utah 84737.

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Lee Fralish, Janet Prentice, and Jack Davis were present. Dale Kingsley and Cynthia Browning were excused. Ron Brown and Mayor Moser representing the Town Council were present. Curtis Neilson of Ensign Engineering was present. Legal counsel was excused.
4. Declarations of conflict of interests

None stated.

5. Public Hearing on zone change for AV-1365-G – Rick Crawford

Gary Wellin asked about why it was being zoned to Residential 10-acre zoning when it was a 30-acre lot.

Rick Crawford said Apple Valley did not have a Residential 30-acre zone and he had no intention of subdividing the lot.

Motion made Jack Davis to close the public hearing. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Jack Davis-yes. Motion passed 3/0.

6. Discussion and possible action on zone change for AV-1365-G – Rick Crawford

Motion made Jack Davis to recommend the zone change approval to the Town Council. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Jack Davis-yes. Motion passed 3/0.

7. Public Hearing on Preliminary Plat approval for Jepson Canyon Resort Phase 1

Jack Davis said the Jepson Canyon development was being reviewed by legal and was not ready for their review.

Charlie Greco asked when the last time Jepson Canyon was discussed. He thought it hadn't been discussed since 2012.

Mayor Moser said it had been discussed in 2015.

Charlie Greco asked about a temporary entrance which had been discussed in the past.

Mayor Moser said that entrance would no longer be necessary as the main entry way to the development would be created as part of phase 1.

Hank Isaksen displayed and explained the proposed development and what would be included in phase 1.

Gary Wellin expressed concern with the size of the lots and how many large animals would be allowed on these smaller lots.

Mayor Moser said the development agreement would allow Jepson Canyon to have smaller lots as the overall density of the entire planned development would meet the Town's density requirements.

Hank Isaksen said only the home sites would be owned by the home owners and the area around the homes would be common area maintained by the HOA.

Motion made Jack Davis to close the public hearing. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Jack Davis-yes. Motion passed 3/0.

8. Discussion and possible action on Preliminary Plat approval for Jepson Canyon Resort Phase 1

Curtis Neilson said there were a few areas requiring updates on the phase 1 plan they needed before they could finish their engineering review.

Mayor Moser suggested the Planning Commission recommend a conditional approval pending the remaining requirements were met during next Planning Commission meeting.

Motion made Jack Davis to recommend a conditional approval of the Preliminary Plat pending legal review and Town adoption of the development agreement and engineering review and approval. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Jack Davis-yes. Motion passed 3/0.

Mayor Moser said engineering would send an email to Hank Isaksen with a list of their remaining requirements.

9. Consider approval of minutes:

a. February 25, 2016 Meeting Minutes

Motion made by Jack Davis to approve the February 25, 2016 meeting minutes. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Jack Davis-yes. Motion passed 3/0.

10. Adjournment

Motion made by Jack Davis to adjourn the meeting. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Jack Davis-yes. Motion passed 3/0.

Meeting adjourned at 6:23 pm.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Jack Davis